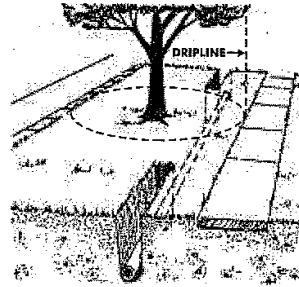
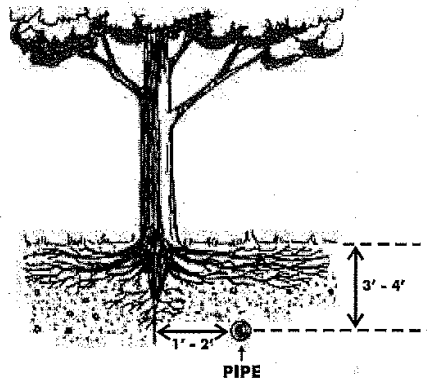


- C. TCPA Exceptions – Sites which present unique development constraints will have opportunities to preserve existing trees as TCPA as determined by the Planning Director or designee. Such situations are described below.
1. Utilities - A proposed development which requires underground utilities shall avoid the installation of said utilities within the drip line and critical root zone of existing trees whenever possible. In the event that this is unavoidable, all trenching shall be done by directional boring taking extreme caution to avoid damage to the root structure. (*Note: LWC contractors are trained to use directional boring where applicable*)
 2. Trunk Protection (Limited Application) - Tree trunk protection shall be provided in accordance with detail. Tree trunk protection shall consist of any 2 x 4-inch or 2 x 6-inch planking or plastic strapping
 3. Tree Wells for Raised Grades - When existing grades are raised by more than 26 inches, the tree root system shall be protected by the installation of tree wells in accordance with detail (to be provided). Building materials (brick, stone, timber, etc.) similar to those utilized on site shall be used for the separator wall of the well and PVC conforming to ASTM D-2729, SDR-35 shall be used for the aeration systems in fill areas.
 4. Cutting and Filling Around Trees - When the depth of an excavation or embankment exceeds 6 inches within the drip line or CRZ of any tree with a diameter greater than 4 inches, a tree well shall be constructed to protect the tree as indicated on the tree preservation plan.
 5. Paving Around Trees - Where paving within the drip line of any tree greater than a 4 inch diameter is necessary, a permeable pavement and aeration system must be installed as indicated on the tree preservation plan, except for street construction. Permeable segmented pavers in conjunction with PVC pipe aeration system or concrete on gravel base with cored holes shall be used to protect existing tree root zones.
 6. Other techniques as described by applicant and approved by the Planning Director or designee.
- D. Percent change in TCPA - A threshold of change from development plan to construction plan will be considered as there are many unknowns at development plan stage (unforeseen site constraints, rock, utilities etc.). Percentage of change must be in keeping with the original intent of the TCPA shown on the plan. Percent of change from development plan to construction plan shall be no more than 10% of the original TCPA shown on the approved development plan. A change greater than 10% will require Planning Commission or designee approval.

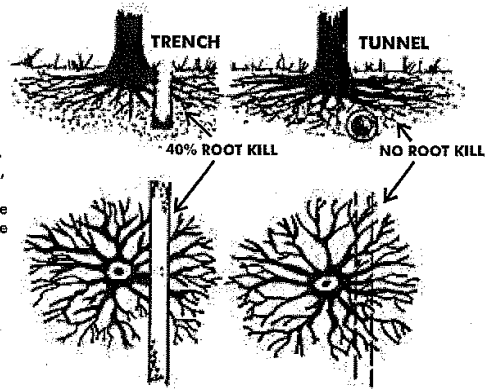
Other techniques as described by applicant and approved by the Planning Director or designee.

APPENDIX B. Tunneling (How to Save Existing Trees When Tunneling)

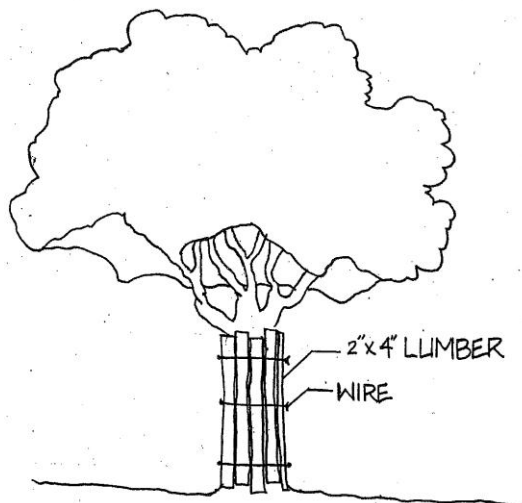
Use tunneling for underground utilities such as cable, electric, and natural gas instead of cutting an open trench. This method will help preserve existing trees or smaller tree save areas.



Why Tunneling Saves Trees
Trenching near a tree can kill as much as 40 to 50 percent of the tree's roots. This will almost certainly lead to stress, poor health, lack of firmness against wind, or outright death. A tunnel in the same place will do virtually no damage to the tree.



BARK PROTECTION



In situations where a protected tree remains in the immediate area of intended construction and the tree may be in danger of being damaged by construction equipment or other activity, the contractor or subcontractor shall protect the tree with 2"x4" lumber encircled with wire or other means that do not damage the tree. The intent is to protect the trunk of the tree against incidental contact by large construction equipment.

10.1.7 Landscape / Buffer Credit

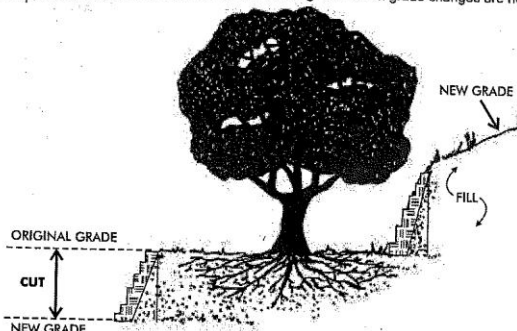
Any existing trees on a site or street trees planted on an adjacent right-of-way that are used to meet the requirements of this Part shall be credited towards fulfillment of any landscaping, screening, or buffering provisions of this Chapter.

10.1.8 — Waivers

- A. ~~The Planning Commission shall have the authority to grant waivers or modifications of the tree canopy requirements contained in this Part in accordance with Chapter 11 Part 8 of the Land Development Code.~~
- B. ~~The Planning Commission's designee may waive the requirement for a public hearing and take action on requests for reduction of five (5) or fewer trees or a reduction constituting less than ten (10) percent of the total tree canopy requirement, whichever is greater. Notice shall be sent in accordance with Chapter 11 Part 8 stating that a waiver request has been filed and that the Planning Commission's designee may waive the public hearing requirements and take action on the request.~~
- C. ~~Required Findings; In granting a waiver the Planning Commission's designee must find that:~~
 1. ~~The waiver is in compliance with the Comprehensive Plan.~~
 2. ~~The applicant made a good faith effort to provide as many trees as possible on the site, on the adjacent right of way, or on an alternative site as specified in 10.1.3; and~~
 3. ~~There are other mitigating circumstances affecting this site which do not generally apply to sites developed for the same use and in the same form district.~~

APPENDIX C. Grade Changes

How to preserve existing trees with the use of retaining walls when grade changes are necessary



Grade Change Examples - Methods of preventing root suffocation from fill dirt when changing grade

